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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: ANGELO ESTATES MINOR SUBDIVISION
(a/k/a HIGHVIEW ESTATES SUBDIVISION)
PROJECT LOCATION: SHAW ROAD
SECTION 52 – BLOCK 1 – LOTS 42.1 & 42.2
PROJECT NUMBER: 99-14
DATE: 28 MAY 2008
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 4.4 +/-
ACRE TOTAL PROPERTY INTO THREE (3) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The application was previously before the Board in 1999 and was tabled due to application paperwork problems which caused it to be deemed incomplete. Those issues have now been resolved, to my understanding, and a review of the application is now proceeding.
2. The application indicates the parcel is currently a single lot (lot #42), and the plan indicates the lot is currently the two lots (as noted above). This must be corrected immediately (and prior to the ZBA referral noted below). If there was no previous approval to create the two lots referenced on the plan, it is still legally a single lot.
3. The property is located in the R-1 zoning district of the town. As noted on the plans, the three lots as proposed do not comply with the current zoning of the Town. As such, a referral to the Zoning Board of Appeals is necessary at this time. It is my recommendation that the Board deem the application "incomplete", since the Board can take no action on this application until such time that all necessary variances are obtained.
4. The Planning Board should defer any SEQRA activity until such time that the applicant returns from the Zoning Board of Appeals.

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5. Prior to returning to the Planning Board, the applicant should address the following issues:

- The project includes a proposed private roadway. As normal, the access to the Town Road for the private road must be approved by the Highway Superintendent. As well, the Highway Superintendent must accept the driveway for proposed lot #1 accessing the Town Road, rather than the private road, which is the standard configuration.
- The applicant is reminded that soil tests (minimum two percolation and one deep test for each lot), in support of the sanitary disposal system designs, must be witnessed by a representative of our office. Applicants are advised that the design professional preparing the sanitary disposal system designs (or a qualified/authorized representative) must be present to oversee the testing and record all results.
- The applicant's professional should determine the area of disturbance (in acres) related to the project, such that a determination can be made as to the submittal requirements of the Stormwater Pollution Prevention regulations.
- Since the proposed subdivision includes a Private Road, the applicant should add a note to the plat as follows:

"This subdivision contains a private road which the Town of New Windsor has no responsibility to maintain, provide services for, nor make any improvements to; all such costs shall be borne by the property owners using said road in accordance with the terms of the maintenance declaration or agreement."

6. When the plans are resubmitted following the ZBA action, we will perform a detailed review of the plans.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board